

Remodel of Accessory and Non-Habitable Area to Habitable Area

Do I need a permit? Yes, a building permit.

What is a remodel of an accessory and non-habitable area to a habitable area? The remodel of a non-livable area such as a carport or garage to livable space, and is permitted in a residential zoning district.

What are the setbacks for the remodel of a non-habitable accessory structure or garage to a habitable area? The remodeled area shall comply with side, front, and rear yard setbacks for the main house.

Detached: Shall comply with the setbacks for the main house and have a minimum ten feet separation to main house.

Can I add a second kitchen to my remodeled area? No

Can the area be rented as a second unit? Only if the remodeled area secures a permit for an accessory second unit in compliance with the requirements for Accessory Secondary Residential Units of the Hollister Municipal Code 17.22.040

Can I use the remodeled accessory structure for a business? Only if a Conditional Use Permit for a Home Occupation is approved by the Planning Commission.

Is there a building permit required? Yes

Are there any inspections? Yes, contact the Building Department for required inspection at 637-4355. An approved Final Occupancy inspection is required prior to occupancy of the converted area as a habitable space.

Are there any fire requirements? The fire requirements for the entire house or building shall be included in the remodel.

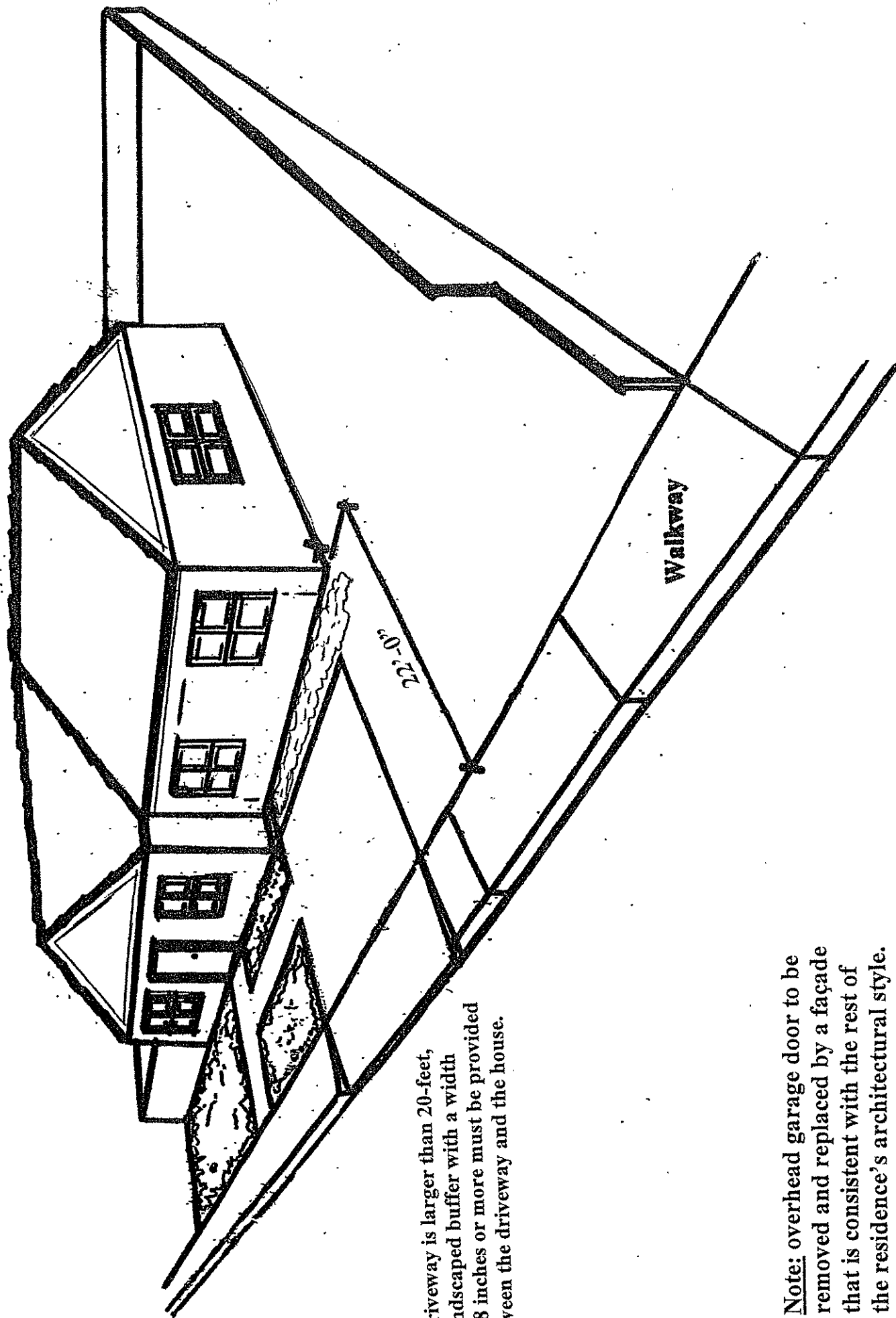
What are the parking requirements if I remodel my garage or carport? Two off-street parking spaces shall be maintained on site.

What if the two off-street parking spaces are in a different location other than the existing driveway? The existing driveway and drive approach shall be replaced with landscaping and a standard curb.

What if the two off-street parking spaces are in front of the former garage and the driveway exceeds 20 feet? The space between the end of the 20-foot driveway and the wall of the house shall be landscaped to a width of 18 inches or more.

What if I only want to remodel a portion of my garage or carport? The entire garage or carport shall be remodeled to a habitable space.

Is there any specific design for the exterior of the former garage or carport? The remodel shall be designed to be part of the primary residence. The enclosure for a carport that faces the street or the roll-up garage door shall be replaced with a façade that is consistent with the front elevation of the residence. The addition of a window, porch or other visual elements shall be required to avoid blank walls and to promote natural surveillance.



If driveway is larger than 20-feet, a landscaped buffer with a width of 18 inches or more must be provided between the driveway and the house.

Note: overhead garage door to be removed and replaced by a façade that is consistent with the rest of the residence's architectural style.

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